

020 8864 5678  
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1279 Greenford Road  
Greenford, UB6 0HY

## **WOODLAND RISE, GREENFORD UB6 0RE** **£550,000 Freehold**



### **THREE BEDROOM SEMI-DETACHED HOUSE**

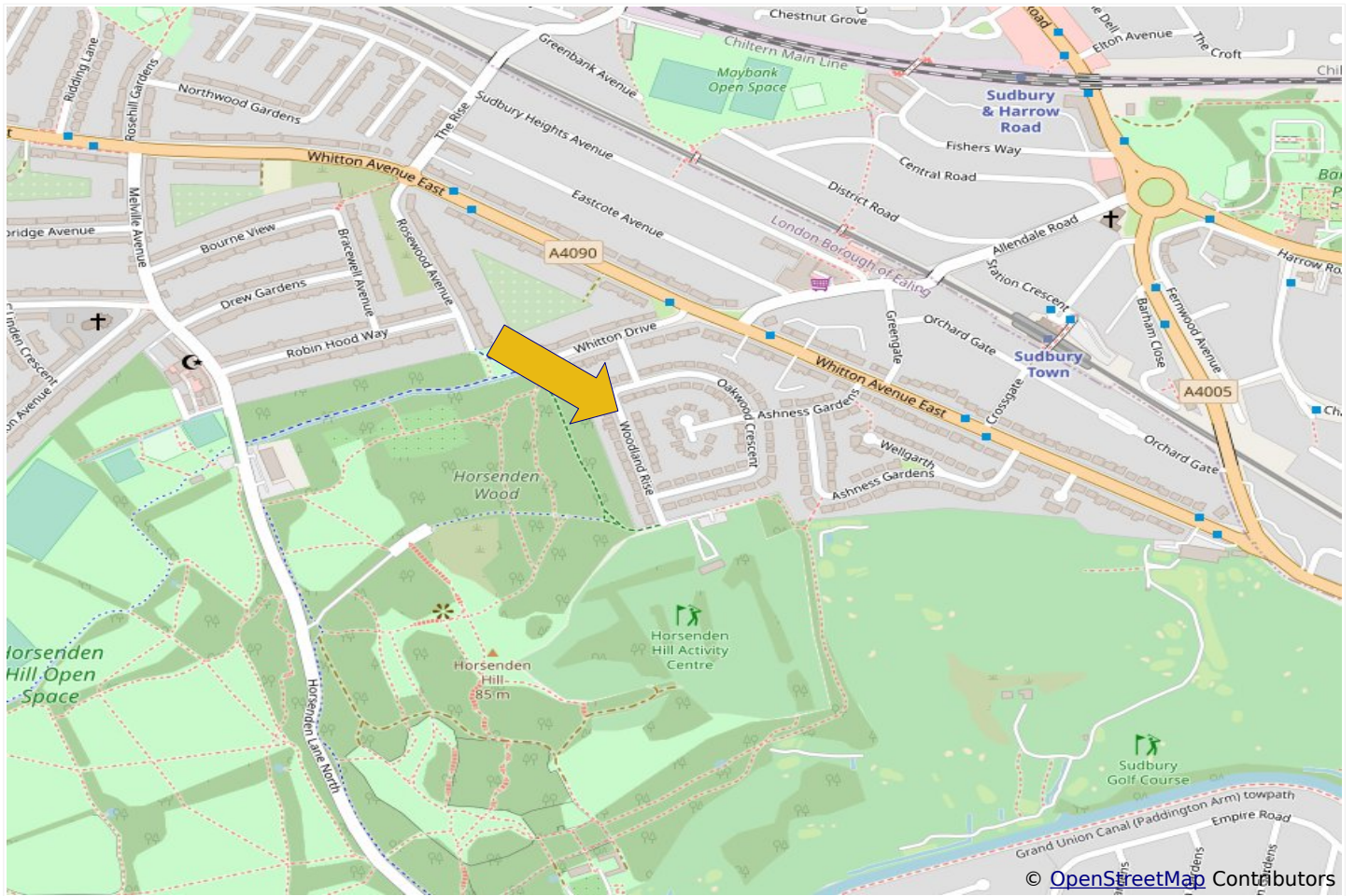
Constructed during the 1930s, the property is located in a popular residential position within a few hundred yards of Horsenden Hill open space and golf courses. The property is approximately ½ mile from Sudbury Town Piccadilly Line station, local shops and bus routes. Horsenden Primary School is within ¾ mile.

**\* GAS CENTRAL HEATING \* DOUBLE GLAZING \***

**\* FITTED KITCHEN \* RE-FITTED BATHROOM/WC \* CONSERVATORY \***

**\* GROUND FLOOR CLOAKROOM/WC \* OFF-STREET PARKING \***

**\* GARAGE \* NO UPPER CHAIN \***





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			73
England, Scotland & Wales		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 1044.09 SQ. FT / 97.00 SQ. M

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

**VIEWING by appointment via PHILLIPS & CO: 020 8864 5678**

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